



ON THE RIVER LOT, A STUNNING 5 BEDROOM  
MAISON DE MAITRE, WITH EXCEPTIONAL  
OUTDOOR LIVING AREA AND POOL



ON THE RIVER LOT, A  
STUNNING 5 BEDROOM  
MAISON DE MAITRE, WITH  
EXCEPTIONAL OUTDOOR  
LIVING AREA AND PO...



## PROPERTY FACT FILE

REFERENCE	A21289NK46
PRICE	€ 898,000 £ 773,025* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	330 m <sup>2</sup>
LAND	31047 m <sup>2</sup>
TOWN	Anglars-Juillac
DEPARTMENT	Lot
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Mains Drains, Barns / outbuildings, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Stunning, renovated Maison de Maître, 5 bedrooms
- Direct river access (Lot), with private mooring
- Exceptionnel outdoor living area
- Very private property, but close to Prayssac
- 

ON THE RIVER LOT, A  
STUNNING 5 BEDROOM  
MAISON DE MAITRE,  
WITH EXCEPTIONAL  
OUTDOOR LIVING AREA  
AND PO...

Ref : A21289NK46

What a stunning property ! Situated on the banks of the river Lot, with direct river access and private mooring, you find this imposing Maison de Maitre on 3 ha of private land. The property offers spacious living accommodation, with several reception rooms, 5 bedrooms and 4 bathrooms. Outside is an impressive, covered outdoor living area

## DESCRIPTIF

The main house consists of 2 wings : the original Maison de Maitre and the Old Stone Barn, which now is an integral part of the main house.

### GROUND FLOOR :

Kitchen (21 m<sup>2</sup>) fully fitted, with breakfast bar, exterior door

Living area/salon (34,70 m<sup>2</sup>) with fireplace, exterior door to side terrace

Utility room (7 m<sup>2</sup>) with built-in storage

Bathroom (5,75 m<sup>2</sup>) with wash basin, shower and WC

Hallway (10 m<sup>2</sup>) with staircase 1 to first floor

Dining room (22,65 m<sup>2</sup>) with exterior door

Main entrance hall (11 m<sup>2</sup>) with staircase 2 to first floor

Salon (25,35 m<sup>2</sup>) with fireplace with wood burner

### FIRST FLOOR, from staircase 1 :

Mezzanine/landing (22,60 m<sup>2</sup>)

Bedroom 1 (21,5 m<sup>2</sup>)

Bedroom 2 (21,2 m<sup>2</sup>) with built-in wardrobes

Bathroom (12 m<sup>2</sup>) with wash basin, bath with shower and WC

### FIRST FLOOR, from staircase 2 :

Landing (8 m<sup>2</sup>) with Juliette balcony

Office/library (10,65 m<sup>2</sup>)

Dressing (4,30 m<sup>2</sup>) leading into bathroom (10,75 m<sup>2</sup>) with twin wash basin, walk-in shower, jacuzzi bath, WC

Bedroom (27,25 m<sup>2</sup>) with fireplace

### SECOND FLOOR, from staircase 2 :

Landing (14,25 m<sup>2</sup>)

Bedroom 4 (15,5 m<sup>2</sup>) with laundry room (3,75 m<sup>2</sup>)

Bathroom (6,8 m<sup>2</sup>) with wash basin, bath and WC

Bedroom 5 (20,75 m<sup>2</sup>)

### EXTRA :

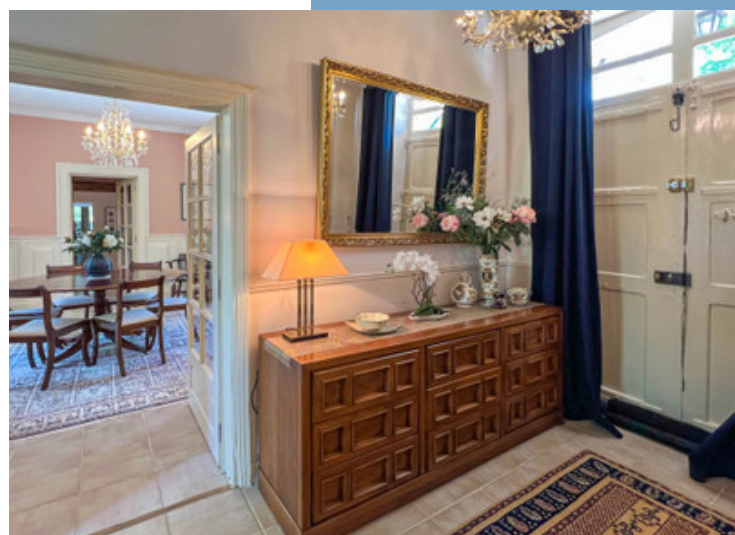
Outstanding, covered, outdoor living area (200 m<sup>2</sup>) with fully fitted kitchen, bar area, dining room, lounge area – this area offers lots of possibilities from entertaining to courses etc. This building is in excellent condition and has a new roof.

Swimming pool, 10 m x 5 m, s

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21289NK46>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

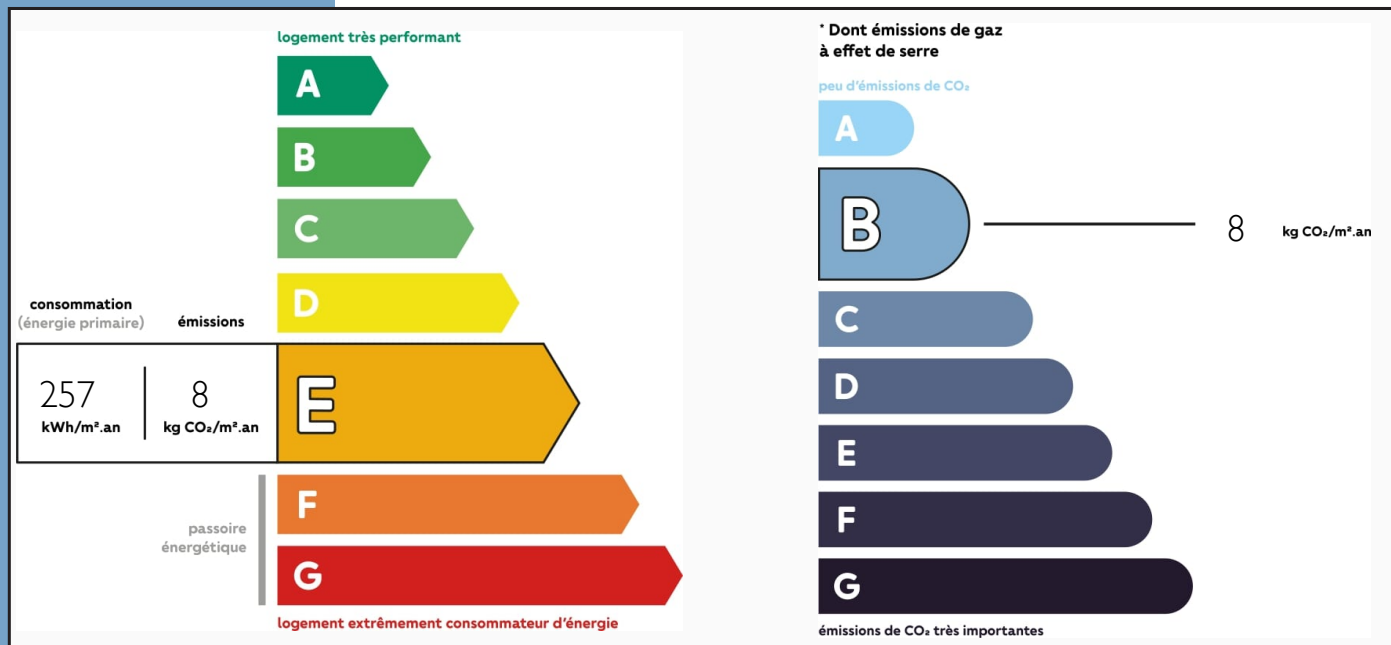
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

ON THE RIVER LOT, A  
STUNNING 5 BEDROOM  
MAISON DE MAITRE, WITH  
EXCEPTIONAL OUTDOOR  
LIVING AREA AND PO...

Ref : A21289NK46

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A21289NK46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)